

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **TUESDAY, DECEMBER 7, 2010**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Paulson.

**ATTENDANCE**

Members Present:

*Suzanne Davis, Senior Planner*

*Joel Paulson, Senior Planner*

*Wayne Hokanson, Fire Department*

*Mike Machado, Building Official*

*John Gaylord, Associate Civil Engineer*

**PUBLIC HEARINGS**

- 1. ITEM 1:**      16417 Peacock Lane  
Architecture and Site Application S-10-050

Requesting approval to demolish a single-family residence and to construct a new residence with reduced front and side yard setbacks on property zoned R-1:20. APN 532-02-028.

PROPERTY OWNER: Erik and Patti Vanderburg

APPLICANT: Gary Schloh, Architect

PROJECT PLANNER: Suzanne Davis

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

*Mr. Warner* expressed concerns with privacy and requested clarification on the proposed height.

5. Public hearing closed.
6. *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:

1. The Town's housing stock will be maintained as the house will be replaced.

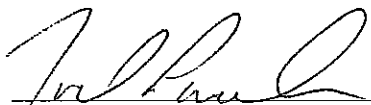
2. The existing structure has no architectural or historical significance.
  3. The property owner does not desire to maintain the structure as it exists.
  4. The economic utility of the structure is poor and the proposed design cannot be accomplished without demolishing enough of the house that it would be considered a technical demolition.
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- (c) The property is nonconforming in that it is less than the minimum required 20,000 square feet. Pursuant to Section 29.10.265(3) of the Town Code, the reduced front and side setbacks are consistent with setbacks in the neighborhood and similar to the existing setbacks on the lot. In addition, it is not desirable to push the development closer to the creek that crosses the property.
  - (d) The project was reviewed by the Town's Consulting Architect and is in compliance with the Residential Design Guidelines.
  - (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
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7. *Gaylord* seconded, motion passed unanimously.
  8. Appeal rights were cited.

#### **OTHER BUSINESS**

**NONE**

#### **ADJOURNMENT**

Meeting adjourned at 9:25 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
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Joel Paulson, Senior Planner